

**CITY OF NEWPORT  
PUBLIC NOTICE<sup>1</sup>**

**NOTICE IS HEREBY GIVEN** that an application for a Conditional Use Permit has been filed with the Community Development (Planning) Department.

**File No. 8-CUP-10:**

**Applicant & Owner:** Steven C McLain, 9735 SE Cedar St, South Beach, OR 97366 (Dawna McLain, authorized representative).

**Request:** Per Section 2-2-1.025(D)(12)/“Residential Uses” of the Newport Zoning Ordinance (NZO) (No. 1308, as amended), a request for a conditional use permit to allow for the use of a single-family residence as a vacation rental in an R-4/“High Density Multi-Family Residential” zoning district.

**Location/Subject Property:** 83 NE 57<sup>th</sup> S (Assessor’s Map 10-11-29-BA; Tax Lot 701).

**Applicable Criteria:** NZO Section 2-5-3.025: (1) The public facilities can adequately accommodate the proposed use; (2) the request complies with any special requirements of the underlying or overlay zone; (3) the proposed use does not have an adverse impact greater than existing uses on nearby properties, or impacts can be ameliorated through imposition of conditions of approval; and (4) a proposed building or building modification is consistent with the overall development character of the area with regard to building size and height, considering both existing buildings and potential buildings allowable as uses permitted outright.

**Testimony:** Testimony and evidence must be directed toward the criteria described above or other criteria in the Comprehensive Plan and its implementing ordinances which the person believes to apply to the decision; failure to raise an issue with sufficient specificity to afford the city and the parties an opportunity to respond to the issue precludes an appeal based on that issue. Submit testimony in written form by **5:00 p.m. September 1, 2010** (15 days from the date this notice was mailed), to the Newport Community Development (Planning) Department, City Hall, 169 SW Coast Hwy, Newport, Oregon, 97365. If the 15<sup>th</sup> day falls on a weekend or legal holiday, the deadline for comments shall be extended to 5:00 p.m. on the next business day.

Those making written comment will be notified of the Community Development (Planning) Director's decision.

**Contact:** Derrick Tokos, Community Development Director, (541) 574-0626 (address above under “Testimony”).

**MAILED:** August 17, 2010.

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<sup>1</sup> Notice of this action is being sent to the following: (1) Affected property owners within 200 feet of the subject property according to Lincoln County tax records; (2) affected public utilities within Lincoln County; and (3) affected city departments.